



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN MACK and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER DOUGLAS SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, LESA CODER, Director, Office of Business Development, and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:03)

1-1

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless for a wireless communications system located on approximately 350 square feet of land at Lorenzi Park, known as Parcel Number 139-29-301-003 (\$15,000 first year revenue - Parks Capital Improvement Projects) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$15,000 first year revenue

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Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source: Parks C.I.P.

PURPOSE/BACKGROUND:

On 4/4/01 Council approved staff entering into negotiations with various wireless communication companies (as locations are identified) & approved the form of the Lease Agreement for use as a standard for future cell tower land leases. This contract is for 350 sq. ft. & will house a 60' monopole, equip. shelter & provide Park Maintenance with a tractor storage shed. The initial term is for 5 years with three 5-year options. 1st term revenue=\$75,000; 2nd=\$90,000; 3rd=\$117,000; & 4th=\$152,100. The company will have to go through the approval process with Planning & Building & Safety.

RECOMMENDATION:

Staff recommends approval of the Land Lease Agreement

BACKUP DOCUMENTATION:

Land Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 1 – Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless – Lorenzi Park

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, explained that the City Council directed staff to identify City property locations upon which to locate cell towers. He submitted a rendering depicting the proposed cell tower. A shelter will be built to house their equipment, as well as a 10 by 10 shed with a sliding door for the City to store park equipment.

AL GALLEGOS, Citizen of Las Vegas, discussed with MR. ROARK that the wiring is already in place and that the cell tower would be placed on an existing light pole. However, some digging would have to be done in order to lay fiber optic wiring. MR. ROARK also clarified that the amount of money that the City would receive is determined by the square footage and value of the surrounding properties. The City would get the standard rate for the Lorenzi Park location. For the Owens Avenue and J Street, Item 6, the amount is greater because of the square footage.

COUNCILMAN MACK expressed his appreciation to staff for working on locating these uses on City-owned properties so that revenue could go into the City's Capital Improvements Projects. He asked whether this would be a multi-use tower. MR. ROARK replied that the contract approved by the City Council requires cell tower companies to construct a cell tower with the ability for co-location. However, this cannot be done with a light pole. If another carrier wants to come in at the same location, they could use a different light pole. In fact, the City has a proposal at a different park location for two installations on two different light poles. COUNCILMAN MACK pointed out that he prefers these communication systems on light poles.

COUNCILMAN WEEKLY indicated that he is pleased that the systems would be placed on existing poles. He discussed with MR. ROARK that the wireless company selected the site. MR. ROARK described the process where maps were given to six different carriers identifying all City-owned properties. In turn, this carrier company looked at those sites and submitted a written proposal to the City requesting that particular site. After the proposal is received, Park maintenance staff inspect a location and give their approval. In fact, the original location for this application was changed upon Park maintenance's recommendation.

COUNCILMAN WEEKLY clarified with MR. ROARK that revenues generated from these towers go specifically to park enhancements. COUNCILMAN WEEKLY requested that he be briefed on any other proposed sites relating to wireless services in Ward 5 coming before the Real Estate Committee.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 1 – Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless – Lorenzi Park

MINUTES – Continued:

COUNCILMAN MACK commented that light poles along US-95 could be used for wireless communication systems. In the past the Nevada Department of Transportation (NDOT) has not been accommodating of cell tower sites or any type of private sector function. MR. ROARK explained that a state law concerning right-of-way prevents NDOT from doing that. COUNCILMAN MACK indicated that NDOT might consider this if generated revenue could pay for additional schoolteachers.

MR. ROARK pointed out that the proposed agreement is a five-year contract with three five-year options. The rent would go up 23% the first renewal, 30% for the third and another 35% in the last five-year period.

AL GALLEG0 addressed COUNCILMAN MACK's remarks regarding the light poles along the freeway. He stated that a state engineer told him that those poles have the ability to be raised up and down as needed. Therefore, installing a wireless tower would impede those lights from being raised.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:15)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Lease Agreement with Jim and Mary Pham for the Municipal Court Traffic School Facility, located at 2917 West Washington Avenue (\$10,648 a month - Municipal Court - Rental of Land) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$10,648/month☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Muni Court/Rental of Land**PURPOSE/BACKGROUND:**

Staff received approval from Council on December 20, 2000, to negotiate with Jim & Mary Pham (the owners of this facility since February 2000) for a new Lease Agreement. The Pham's have honored the terms of the previous Lease Agreement dated July 14, 1997, by signing a Tenant Estoppel Certificate. The Tenant Estoppel Certificate expires on June 30, 2001. Both parties have negotiated a new Lease Agreement that will continue to house accommodations for the Municipal Court Traffic School Facility.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, stated that the current lease for the Municipal Court Traffic School would expire on June 30, 2001. The new lease agreement

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 2 –Lease Agreement with Jim and Mary Pham for the Municipal Court Traffic School Facility located at 2917 Washington Avenue

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MINUTES – Continued:

would run for a period of two additional years and hopefully, the Justice Center will be completed and Municipal Court Traffic School will be relocated at that location. The City has an option to extend the lease for three additional months.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:17 – 3:18)

1-435

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Third Amendment to a Lease Agreement between the City of Las Vegas and Michael and Beatrice Katz Family Trust RE: Manpower, Inc. to add approximately 500 square feet of office space to the existing Lease Agreement at the Manpower Building, 314 Las Vegas Boulevard North (\$510/month - Non-Departmental Expenditures) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$510/month☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Non-Departmental Expenditures/Rental of Offices**PURPOSE/BACKGROUND:**

Since 1994, CLV has had a Lease Agreement with Manpower, Inc. for office space. In 1995 and 1997, the Lease Agreement was amended to add more space to be leased. Our rental rate is approximately \$0.83 per square foot and Manpower pays all the utilities. Due to the construction of the new Stewart Avenue Garage and walkway, we will need to relocate approximately eight (8) employees from the second floor of City Hall. This additional office space at Manpower is an ideal opportunity to utilize a nearby location to house the displaced staff members during this growth and construction period.

RECOMMENDATION:

Staff recommends approval of the Third Amendment to the original Lease Agreement and the need of funding to pay for the office space

BACKUP DOCUMENTATION:

Third Amendment

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended to **STRIKE** the item from the agenda as the item was inadvertently put on the agenda in error. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 3 – Third Amendment to a Lease Agreement between the City of Las Vegas and Michael and Beatrice Katz Family Trust RE: Manpower, Inc.

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, explained that this item was inadvertently put back on the agenda. In fact, the item has already been approved by the City Council. Therefore, he recommended that the item be stricken from the agenda.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:18 – 3:19)

1-456

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Security and Maintenance (SAM) Agreement between the City of Las Vegas and 900 West Owens, LLC, to provide security and maintenance services for City-owned common areas located at 1040 West Owens (\$6,500 month - Community Development Block Grant (CDBG) Funds) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$6,500 month☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Neighborhood Services/CDBG Funds**PURPOSE/BACKGROUND:**

In November 1983, the City of Las Vegas purchased approximately twenty-three percent (23%) of the Nucleus Plaza Shopping Center from Nucleus Plaza, Inc. using CDBG funds. A condition of the Purchase and Sale Agreement was that the City pay its proportionate share of security and maintenance costs for the shopping center. The current SAM Agreement expires 6/30/01. This agreement renews for a four and a half (4 1/2) year period with the first year's monthly payments increasing about thirty-five dollars (\$35.00) per month.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Security and Maintenance Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager of Real Estate and Asset Management, stated that the Security Maintenance Agreement with Nucleus Plaza Shopping Center located at 900 West Owens expires June 30, 2001. This proposed agreement replaces that agreement. The first year's monthly payments will be \$35 per month.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 4 – Security and Maintenance Agreement (SAM) between the City of Las Vegas and 900 West Owens, LLC to provide security and maintenance at 1040 West Owens Avenue

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, questioned whether City Marshals could provide the security service. MR. ROARK replied that two-thirds of the property is private property and Marshals cannot patrol private property. COUNCILMAN MACK asked why the City is paying for a good portion of the service if this is private property. MR. ROARK replied that the City owns approximately one-third of the property. Under the obligation contract with the Welfare Office, the City pays \$2,000 for one security guard. The City own a small piece of a parking lot and the other fees are for maintaining the entire common area within the shopping center. Two months ago the City received an expense report totaling \$11,700. However, staff reached an agreement to continue paying the same amount as in the last four years. CDBG funds are used as well.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:19 – 3:22)

1-480

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on the selection of American Bicycle Association (ABA) to negotiate a contract for planning, designing, constructing and operating a Professional Bicycle Motocross (BMX) Racing Facility located on approximately 2 acres of vacant land at Ed Fountain Park, 4367 Vegas Drive - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On March 7, 2001, the City Council approved that staff issue Request For Proposals (RFP's) to find an experienced Developer to plan, design, construct, & operate a BMX facility. Staff has received a qualified proposal from the ABA that would fit the needs of our youth and benefit the City in providing additional services. ABA currently promotes & sanctions the sport of BMX on a nationwide level, and has over 250 sanctioned tracks & over 60,000 actively racing members in 44 states. ABA has issued a check to the City of Las Vegas for \$5,000 for the privilege to negotiate a contract.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. RFP Proposal
2. Copy of Check
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 5 – American Bicycle Association (ABA) to negotiate a contract for a BMX Racing Facility

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, explained that staff was authorized to issue Request for Proposals (RFP). Staff received back a professional proposal from American Bicycle Association (ABA). They operate BMX facilities throughout the United States with over 6,000 members. MR. ROARK asked that staff be allowed the opportunity to negotiate the proposal submitted by ABA. ABA will pay the utilities, water, build the track and operate it at no expense to the City.

TODD FARLOW, 240 North 19th Street, stated that this is an excellent idea and noted that it should be mandatory that children wear helmets and pads. MR. ROARK replied that that would be a requirement.

COUNCILMAN WEEKLY pointed out that the area residents are very excited about this project especially because the children that reside in this neighborhood have built a makeshift BMX lot. These children will appreciate the proposed BMX facility. However, he wants to ensure that the new BMX lot will be accessible to those kids that may not have the type of funding required to be a part of this organization. MR. ROARK replied that ABA would allow kids who are not members of the association access to the lot on certain days. They would offer supervision provided those kids using the facility are insured. COUNCILMAN WEEKLY requested that something to that effect be in writing.

COUNCILMAN MACK concurred with COUNCILMAN WEEKLY's statements, adding that this will be a great addition to the different services that the City offers to its youth. MR. ROARK pointed out that previously the City built a BMX track at this same location, but it shut down because of poor financial backing. However, ABA will invest and build the entire project. This shows a commitment that they will be around for a long time.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:22 – 3:27)

1-591

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless for a wireless communications system located on approximately 665 square feet of land on Parcel Number 139-21-803-008 at Owens Avenue and J Street (\$21,600 first year revenue) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$21,600 first year revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** HUD/CDBG/Misc. Rentals**PURPOSE/BACKGROUND:**

On 4/4/01 Council approved staff entering into negotiations w/various wireless communication companies (as locations are identified) & approved the form of the Lease Agreement for use as a standard for future cell tower land leases. This contract is for 665 sq. ft. & will house a 55' monopole, equipment shelter & split face block wall for security. The initial term is for 5 yrs. w/three 5-yr. options. 1st term rev.=\$108,000; 2nd term rev.=\$129,600; 3rd term rev.=\$168,600 & 4th term rev.=\$177,900. The company will have to go through the approval process with Planning & Building & Safety.

RECOMMENDATION:

Staff recommends approval of the Land Lease Agreement

BACKUP DOCUMENTATION:

Land Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 6 – Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless – Owens Avenue and J Street

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, stated that this item is similar to Item 1 regarding a wireless communication tower. This is located at Owens Avenue and J Street. It would take approximately three parking spaces. The Welfare Office does not have a problem with this use going in and the spaces taken away will not hinder them in any way.

COUNCILMAN WEEKLY verified with MR. ROARK that the tower would have to be built. The straight pole will only be 50 feet high. He presented a picture depicting the proposed pole.

TODD FARLOW, 240 North 29th Street, appeared in support of placing these structures on City-owned properties.

MR. ROARK clarified for COUNCILMAN MACK that several carriers could co-locate on this pole. The contract requires the company to build new structures with the capability for co-location. This particular pole will have ability for two utilities and some will have the capability of handling three different carriers.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:27 – 3:30)

1-760

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Property Use Agreement with Holdings Manager LLC, for use of approximately 1.02 acres of City leased BLM land, located in the vicinity of Buffalo Drive and Deer Springs Way, known as Parcel Number 125-21-701-005 - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City holds a BLM lease on the above referenced property and Holdings Manager, LLC (Holdings) owns property to the west of this acreage. When the future construction of what is commonly referred to as the Buffalo Realignment occurs, the roadway will dissect a small piece of remnant property from the City's lease, which connects to the property owned by Holdings. A Use Agreement will allow Holdings to landscape the site and use it for parking purposes in conjunction with building the new roadway. The City would retain ownership of the improvements, but Holdings would maintain the improvements.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Property Use Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 7 – Property Use Agreement with Holdings Manager LLC, for use of approximately 1.02 acres of City leased BLM land, located in the vicinity of Buffalo Drive and Deer Springs Way

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, explained that staff was authorized to enter into negotiations for the property located in the vicinity of Buffalo Drive and Deer Springs Way. This is a remnant piece of property created by the Buffalo Realignment. There will be a public hearing to discuss this on Wednesday, June 20, 2001. The City does not want to be responsible for maintaining one acre of land on the other side of the roadway that has no connection with any land that the City owns. Therefore, he suggested that the City enter into a Use Agreement to allow the developer to go forward to develop the site and use it for parking purposes. MR. ROARK pointed out this Bureau of Land Management (BLM) land will be up for sale in November and that the City has first right of refusal. The infrastructure would already be in, something that would benefit the City.

MR. ROARK explained for COUNCILMAN MACK that this is the first time this has occurred because of a fragmentation created by a roadway going through City leased land. He reiterated that this would allow the developer to go forward with a project until the property is put on the market. When the property comes up for sale in November, BLM will distinguish the fair market value, appraise the property and determine the starting bid price. Then the City has the right to match the highest bid at the open auction.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:30 – 3:35)

1-868

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to select a developer and development concept for the 61 acres, the subject of an RFQ (Request for Qualifications) process, located at 100 South Grand Central Parkway, South of Ogden and East of Grand Central Parkway - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: Business Development

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to facilitate the development of the 61-acre parcel known as 100 South Grand Central Parkway, the Review Panel has finalized the list of candidates. These developers will make presentations regarding their respective development concepts and financial ability to carry out the concept, phasing, etc. A brief question and answer period should be given each candidate.

RECOMMENDATION:

Staff recommends that Council select a final developer for the 61-acre parcel

BACKUP DOCUMENTATION:

1. RFQ Timeline
2. Site Map
3. Disclosure of Principals

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be heard at a Special City Council meeting on 6/25/01, 2:00 P.M., City Council Chambers. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 18, 2001

Item 8– Discussion and possible action to select a developer and development concept for the 61 acres located at 100 South Grand Central Parkway, South of Ogden and East of Grand Central Parkway

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, explained that four responses were received and they have met the requirements of the refined submittals and applications on the 61 acres. Due to the absence of the four individual making presentations, she requested that the Committee forward the item to the 6/25/01 Special City Council meeting, at 2:00 P.M. in the City Council Chambers. At that time the four respondents will be given approximately 30 minutes each to make their presentation and the Council may make a selection.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:15 – 3:17)

1-378

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 18, 2001

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

TODD FARLOW, 240 North 19th Street, verified with DAVID ROARK, Manager of Real Estate and Asset Management, that the City receives a franchise fee from the cellular companies.

(3:35)
1-1009

MEETING ADJOURNED AT 3:35 P.M.